

May 13 1 23 PM '96

## WARRANTY DEED

BK. 300 PG 446  
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, DEBORAH H. WEST, hereinafter referred to as the GRANTOR, and TIMOTHY M. HUDSON and wife, BETTY C. HUDSON, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Thousand Dollars (\$10,000.00), evidenced by the GRANTEES' Purchase Money Promissory Note in the sum of Ten Thousand Dollars (\$10,000.00) and secured by a Purchase Money Deed of Trust, and this day delivered to the GRANTOR, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, an undivided Eight and Seventy Seven Hundredths per cent (8.77%) interest in the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

157-1/2 acres and being all of the Southeast Quarter of Section Thirty One (31), Township Three (3), Range Six (6) West, except 2 acres on the West side thereof described as beginning 44 rods North of the Southwest corner of said quarter section, thence East 70 yards, thence North 140 yards, thence West 70 yards, thence South 140 yards to the beginning, which deed conveying said 2 acre tract is recorded in Deed Book 21, Page 160 of the deed records of DeSoto County, and except 1/2 acre tract described as beginning 44 rods North of the Southwest corner of said quarter section running thence East 70 yards, thence South 35 yards, thence West 70

yards, thence North 35 yards to the point of beginning, said 1/2 acre tract being situated immediately South of and adjoining said above described 2 acre tract, said 1/2 acre tract being described in the deed from Mrs. Annie Lee Hudson and husband, T. H. Hudson to Mrs. Nina V. Miller, et al, which deed is recorded in Deed Book 24, Page 500 and 501, of the deed records of said DeSoto County, and reference is here made to said above mentioned deeds for a correct and accurate description of the lands hereby conveyed. Being the same land conveyed by Mrs. Annie Lee Hudson, et vir, to J. B. Hudson and wife, Mrs. Lula Hudson by Warranty Deed dated November 19, 1937, of record in Book 26, Page 338, of the deed records of DeSoto County, Mississippi. LESS AND EXCEPT a 5.0 acre tract described as follows, to-wit:

Beginning at the southwest corner of the Southeast Quarter of Section 31, Township 3 South, Range 6 West in DeSoto County, Mississippi; thence N 01° 54' 10" W along west line of said quarter section a distance of 346.5 feet to a point; thence S 90° 00' 00" E passing an iron pin at 50 feet a distance of 658.66 feet to an iron pin; thence S 07° 45' 16" W passing an iron pin at 299.50 feet a distance of 349.50 feet to a "PK" nail in county line road; thence S 90° 00' 00" W along south line of said section a distance of 600 feet to the point of beginning containing 5.0 acres more or less and all improvements thereon and as reflected by the survey of said parcel conducted by Jones-Davis & Associates, Inc. Consulting Engineers/Land Surveyors, dated February 16, 1996, a copy being attached hereto and incorporated herein by reference, LESS AND EXCEPT a 5.31 acre tract described as follows, to-wit:

Beginning at the Southwest corner of the Southeast Quarter of Section 31, Township 3 South, Range 6 West in DeSoto County, Mississippi: Thence N 01° 54' 10" W along West line of said quarter section a distance of 346.5 feet to a point known as the point of beginning of the following tract: thence continue along said line N 01° 54' 10" W a distance of 287.56 feet to an iron pin, thence N 89° 29' 52" E a distance of 210.00 feet to an iron pin; thence N 01° 54' 10" W a distance of 67.50 feet to an iron pin; thence N 90° 00' 00" E a distance of 509.03 feet to an iron pin; thence S 07° 45' 16" W a distance of 360 feet to an iron pin; thence N 90° 00' 00" W a distance of 658.66 feet to the point of beginning containing 5.31 acres more or less and as reflected by the survey of said parcel conducted by Jones-Davis & Associates, Inc., Consulting Engineers/Land Surveyors, dated February 16, 1996, a copy being attached hereto and

incorporated herein by reference.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

The aforescribed real property is no part or portion of the GRANTOR's homestead.

Witness the signature of the GRANTOR on this the 11 day of May, 1996.

Deborah H. West  
DEBORAH H. WEST

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 11<sup>th</sup> day of May, 1996, within my jurisdiction, the within named Deborah H. West who acknowledged that she executed the above and foregoing instrument.

Patricia L. Russum  
NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large  
My Commission Expires January 16, 1999  
BONDED BY HEDEN-MARCHETTI, INC.

## GRANTOR'S ADDRESS:

165 Cherry Street  
Clarksdale, MS 38614  
Home Tel. No.: 601-627-1905  
Work Tel. No.: 601-627-1487

## GRANTEES' ADDRESS:

Rt. 3, Box 84-B  
Coldwater, MS 38618  
Home Tel. No.: 601-233-4898  
Work Tel. No.: 601-233-4898

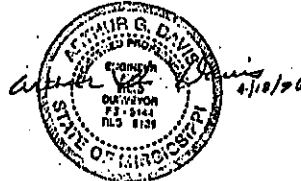
## Prepared by:

Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038

No title search was rendered by preparer of deed and no guarantee as to the correctness of the description is give by the preparer of this deed.

Indexing Instructions: Record in the Southeast Quarter of Section 31, Township 3, Range 6.

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, ACCORDING ONLY TO FEMA MAP NO. 28033C0130 E DATED 12 APRIL 1993, THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE. CENSUS TRACT 709.



## TRACT I

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 6 WEST IN DESOTO COUNTY, MISSISSIPPI; THENCE N01°54'10"W ALONG WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 346.5 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING OF THE FOLLOWING TRACT; THENCE CONTINUE ALONG SAID LINE N01°54'10"W A DISTANCE OF 287.56 FEET TO AN IRON PIN; THENCE N89°29'52"E A DISTANCE OF 210.00 FEET TO AN IRON PIN; THENCE N01°54'10"W A DISTANCE OF 67.50 FEET TO AN IRON PIN; THENCE N90°00'00"E A DISTANCE OF 509.03 FEET TO AN IRON PIN; THENCE S07°45'16"W A DISTANCE OF 360 FEET TO AN IRON PIN; THENCE N90°00'00"W A DISTANCE OF 658.66 FEET TO THE POINT OF BEGINNING CONTAINING 5.31 ACRES MORE OR LESS, ALSO BEING SUBJECT TO RIGHTS-OF-WAYS OF PUBLIC ROADS AND UTILITIES, LOCAL PLANNING AND HEALTH DEPARTMENT REGULATIONS AND EASEMENTS OF RECORD.

## TRACT II

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 6 WEST IN DESOTO COUNTY, MISSISSIPPI; THENCE N01°54'10"W ALONG WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 346.5 FEET TO A POINT; THENCE S90°00'00"E PASSING AN IRON PIN AT 50 FEET A DISTANCE OF 658.66 FEET TO AN IRON PIN; THENCE S07°45'16"W PASSING AN IRON PIN AT 299.50 FEET A DISTANCE OF 349.50 FEET TO A "PK" NAIL IN COUNTY LINE ROAD; THENCE S90°00'00"W ALONG SOUTH LINE OF SAID SECTION A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING CONTAINING 5.0 ACRES MORE OR LESS, ALSO BEING SUBJECT TO RIGHTS-OF-WAYS OF PUBLIC ROADS AND UTILITIES, LOCAL PLANNING AND HEALTH DEPARTMENT REGULATIONS AND EASEMENTS OF RECORD.

REVISIONS		DATE	APPROVED
JONES-DAVIS & ASSOCIATES INC. CONSULTING ENGINEERS / LAND SURVEYORS 7088 835 INDUSTRIAL DRIVE, SUITE 3 SOUTHAVEN, MISSISSIPPI 38671 PHONE 661-944-1884 FAX 661-944-8889			
<b>HUDSON SURVEY</b> SECTION 31 TOWNSHIP 3 SOUTH RANGE 6 WEST DeSOTO COUNTY, MISSISSIPPI ZONED AR			
F.S. 2/16/96	COMPUTED CGD	DRAWING NO.	
CLASS "D" SURVEY	DRAWN CGD	1	
SCALE: 1"=100'	DATE: 4/96	FILE: HUDSON	SHEET 1 OF 1

